

BUREAU OF MUNICIPAL AFFAIRS

REPORT RE HOUSING
FOR 1922

PRINTED BY ORDER OF
THE LEGISLATIVE ASSEMBLY OF ONTARIO



TORONTO:

Printed and Published by Clarkson W. James, Printer to the King's Most Excellent Majesty
1923

Printed by
THE UNITED PRESS LIMITED
400 Richmond St. W., Toronto

To His Honour HENRY COCKSHUTT,
Lieutenant-Governor of the Province of Ontario.

MAY IT PLEASE YOUR HONOUR:

I herewith beg to present for your consideration the report re Housing of
The Bureau of Municipal Affairs for 1922.

Respectfully submitted,

H. C. NIXON,
Provincial Secretary.

TO THE HONOURABLE H. C. NIXON,
Provincial Secretary of the Province of Ontario.

SIR,—I have the honour to submit for your approval the Report re Housing
of The Bureau of Municipal Affairs, for 1922.

I have the honour to be,

Sir,

Your obedient Servant,

J. A. ELLIS,
Director of the Bureau of Municipal Affairs.

REPORT OF DIRECTOR.

This report deals with the work which has been done under The Ontario Housing Act of 1919, in the year 1922, and with the work which has been done under The Municipal Housing Act of 1920 in 1922.

Appropriations.

The amount advanced by the Dominion Government to the Province for housing purposes was \$8,750,000. \$8,283,040.99 has been advanced by the Province to various municipalities and a number of payments are yet to be made by the Province to a few of these municipalities which will account for the difference in the amount actually borrowed from the Dominion Government to that which has been advanced by the Province to the various municipalities. In addition \$400,000 was by II Geo. V, Chapter 36, agreed to be loaned by the Province to the Town of Kapuskasing for housing purposes under The Ontario Housing Act, 1919, and legislation is now before the House to provide for other advances under this Act being made to the Town of Haileybury, the Town of Charlton, and the Township of Bucke. This will necessitate the borrowing of a further sum of about \$500,000. from the Dominion Government, in addition to the \$8,750,000. already borrowed.

Loans.

Up to December 31st, 1922, advances amounting to \$8,283,040.99 were made under the provisions of The Ontario Housing Act, 1919, to 74 municipalities. \$4,287,887.25 was advanced to 17 cities, \$2,764,676.48 was advanced to 35 towns, \$357,329.00 was advanced to 14 villages, \$873,148.26 was advanced to 8 townships.

Repayments by Municipalities.

Up to the end of 1922, there has been repaid to the Provincial Treasurer on account of monthly repayments \$1,217,010.54 of which \$432,802.94 is principal, and \$784,207.60 is interest. There has also been repaid to the Provincial Treasurer the sum of \$298,915.21 on account of loans in excess of monthly repayments. Up to the same date the Provincial Treasurer has also received \$177,690.46 for interest on money advanced on progress estimates during construction. The total amount received is \$1,693,616.21.

Arrears.

There are only two municipalities in arrears, and steps are being taken to collect these arrears. It is expected that they will be collected shortly.

The monthly repayments are as a rule remitted promptly on the first of each month.

Houses Erected.

A summary of the houses erected in the years 1919, 1920, 1921 and 1922 under The Ontario Housing Act, 1919, is as follows:—

No. of Houses		Loans	Average loan per house
79	Four roomed, frame clapboard finish.....	\$ 244,537 00	\$ 3,095 41
3	" solid brick, hollow tile or concrete....	7,575 00	2,525 00
125	Five roomed, frame clapboard finish.....	377,605 00	3,020 84
51	" frame stucco finish.....	169,650 00	3,326 47
70	brick veneer.....	229,520 00	3,278 86
101	solid brick, hollow tile, or concrete....	337,220 00	3,328 91
352	Six roomed, frame clapboard finish.....	1,042,501 00	2,961 65
151	" frame stucco finish.....	502,703 00	3,329 15
449	brick veneer.....	1,459,889 00	3,251 42
714	solid brick, hollow tile or concrete....	2,734,779 00	3,830 22
21	Over six rooms, frame clapboard finish.....	62,500 00	2,976 19
30	" frame stucco finish.....	90,500 00	3,016 67
35	brick veneer.....	99,225 00	2,835 00
135	solid brick, hollow tile or concrete....	519,797 00	3,850 35
2316	In addition to the above loans were made in 17 municipalities for the purchase of land amounting to.... Increases were also made in loans amountin' to.....	\$7,878,001 00 . 256,374 08 104,136 40	\$3,401 55
		\$8,238,511 48	

Of the above 2,080 are detached houses and 190 are semi-detached, 30 are in groups of 3, and 16 are of the 4 units type.

100 six-roomed, brick veneer, houses were erected by the Town of Walkerville and financed largely under the Municipal Housing Act, 1920. However, \$130,000 was advanced by the Province in connection with these houses under the provisions of The Ontario Housing Act, 1919.

A summary of the houses erected in the years 1920, 1921, and 1922, under The Municipal Housing Act, 1920, is as follows:—

No. of Houses		Loans	Average loan per house
9	Four roomed, frame clapboard finish.....	\$ 23,500 00	\$ 2,616 67
30	" frame clapboard finish.....	99,781 00	3,326 03
34	" brick veneer.....	132,530 00	3,897 94
71	" solid brick, hollow tile or concrete....	31,500 00	4,436 62
85	Six roomed, frame clapboard finish.....	292,958 66	3,446 57
4	" frame, stucco finish.....	14,000 00	3,500 00
100	" brick veneer.....	393,900 00	3,939 00
285	" solid brick, hollow tile or concrete....	1,209,200 00	4,242 81
6	Over six rooms, frame clapboard finish.....	17,500 00	2,916 67
	" frame stucco finish.....	4,000 00	4,000 00
16	" brick veneer.....	58,500 00	3,656 25
20	" solid brick, hollow tile or concrete....	86,500 00	4,325 00
661		\$2,363,869 66	\$3,576 20

All the above houses are detached.

It will be noticed that \$2,363,869.66 has actually been used for the erection of the above houses, whereas bonds have been guaranteed for 16 municipalities amounting to \$2,623,455.99. The balance is for houses which are in the course of erection. \$1,585,659.99 was guaranteed in 5 cities, \$903,600.00 was guaranteed in 7 towns, \$34,196.00 was guaranteed in 3 villages, and \$100,000.00 was guaranteed in 1 township.

SUMMARY.

It will be seen that over 68 per cent. of all the houses erected in 1919, 1920, 1921, and 1922 were either of brick veneer or of solid construction.

The total number of houses erected in these years is 2,977, and the loans made therefor amount to \$10,602,381.14. In 1922 alone, 206 houses were erected, and the loans made therefor amount to \$762,221.00.

Municipalities which have come under the provisions of "The Ontario Housing Act, 1919."

	Amount appropriated	Amount actually paid by Province in 1919, 1920, 1921, and 1922
Cities		
Belleville.....	25,000 00	19,300 00
Brantford.....	250,000 00	246,513 00
Chatham.....	.....	.....
Fort William.....	250,000 00	36,200 00
Galt.....	200,000 00	39,305 00
Guelph.....	250,000 00	250,000 00
Hamilton.....	500,000 00	497,100 00
Kitchener.....	.....	.....
London.....	400,000 00	398,364 00
Niagara Falls.....	300,000 00	290,914 00
Ottawa.....	750,000 00	749,910 00
Peterborough.....	.....	.....
Port Arthur.....	150,000 00	16,779 68
Sarnia.....	100,000 00	97,000 00
Sault Ste. Marie.....	200,000 00	199,050 00
St. Catharines.....	150,000 00	150,714 00
Stratford.....	250,000 00	130,400 00
Welland.....	250,000 00	141,004 00
Windsor.....	1,000,000 00	925,983 57
Woodstock.....	100,000 00	99,350 00
	<hr/> \$5,125,000 00	<hr/> \$4,287,887 25
Towns		
Arthur.....	25,000 00	.....
Brampton.....	100,000 00	66,007 00
Brockville.....	.....	.....
Bridgeburg.....	50,000 00	.....
Burlington.....	.....	.....
Capreol.....	41,000 00	41,000 00
Carleton Place.....	30,000 00	.....
Chapleau.....	.....	.....
Cobourg.....	.....	.....
Cochrane.....	75,000 00	75,000 00
Englehart.....	8,000 00	8,000 00
Ford City.....	150,000 00	141,200 00
Fort Frances.....	4,000 00	4,000 00
Goderich.....	100,000 00	5,250 00
Gravenhurst.....	.....	.....
Haileybury.....	.....	.....
Hawkesbury.....	150,000 00	130,000 00

	Amount appropriated	Amount actually paid by Province in 1919, 1920, 1921, and 1922
Towns.—Continued		
Hespeler	50,000 00	c.
Kapuskasing	400,000 00	59,703 21
Ingersoll	75,000 00	36,950 00
Iroquois Falls	150,000 00	150,000 00
Leamington	50,000 00	41,690 00
Leaside	100,000 00	99,450 00
Listowel	50,000 00	39,615 00
Merritton	25,000 00	22,500 00
Midland	75,000 00	59,048 00
Milton	20,000 00	16,700 00
Milverton	50,000 00	26,000 00
Mimico	200,000 00	15,800 00
New Toronto	200,000 00	199,564 27
North Bay		
Niagara	30,000 00	
Oshawa	600,000 00	560,675 00
Owen Sound		
Palmerston	50,000 00	
Paris	66,000 00	66,000 00
Perth	25,000 00	25,000 00
Port Colborne	150,000 00	149,944 00
Renfrew	60,000 00	12,500 00
Sandwich	150,000 00	146,400 00
Sioux Lookout	40,000 00	12,500 00
Smith's Falls	60,000 00	23,100 00
Sturgeon Falls	60,000 00	15,600 00
Sudbury	150,000 00	148,530 00
Thorold	50,000 00	47,650 00
Timmins	40,000 00	6,000 00
Trenton	200,000 00	16,800 00
Uxbridge	250,000 00	246,500 00
Walkerville	50,000 00	50,000 00
Waterloo		
Whitby		
	\$4,209,000 00	\$2,764,676 48
Villages		
Acton	30,000 00	1,500 00
Beaverton	20,000 00	13,000 00
Chippawa	30,000 00	22,200 00
Elmira	40,000 00	13,155 00
Fergus	50,000 00	49,800 00
Georgetown	80,000 00	73,250 00
Hensall		
Humberstone	50,000 00	12,305 00
Madoc	30,000 00	
Point Edward	30,000 00	30,000 00
Port Credit	100,000 00	34,300 00
Port Dalhousie	50,000 00	43,519 00
Port Mc Coll	30,000 00	10,100 00
Richmond Hill	25,000 00	25,000 00
Tara	10,000 00	7,500 00
Victoria Harbour	10,000 00	
Woodbridge	50,000 00	21,700 00
	\$635,000 00	\$357,329 00

	Amount appropriated	Amount actually paid by Province in 1919, 1920, 1921, and 1922
Townships		
Barton.....	\$ 100,000 00	100,903 26
Brantford.....	50,000 00	34,700 00
Etobicoke.....	150,000 00	140,700 00
Gloucester.....	50,000 00	7,500 00
Guelph.....	30,000 00	..
Needing.....	55,000 00	54,975 00
Pickering.....	100,000 00	25,800 00
Sandwich E.....	30,000 00	29,800 00
Scarborough.....	30,000 00	..
Stamford.....	30,000 00	..
Thorold.....	30,000 00	..
West Oxford.....	500,000 00	478,770 00
York.....		
	\$1,125,000 00	\$873,148 26
Total of		
Cities.....	5,125,000 00	4,287,887 25
Towns.....	4,209,000 00	2,764,676 48
Villages.....	635,000 00	357,329 00
Townships.....	1,125,000 00	873,148 26
	\$11,094,000 00	\$8,283,040 99

Municipalities which have come under the provisions of "The Municipal Housing Act, 1920."

	Amount of bonds guaranteed
Cities	\$ c.
Belleville.....	
Chatham.....	135,000 00
Kitchener.....	300,000 00
London.....	75,659 99
Niagara Falls.....	
Ottawa.....	
Peterborough.....	150,000 00
Sarnia.....	
Sault Ste. Marie.....	925,000 00
Windsor.....	
	\$1,585,659 99
Towns	
Cochrane.....	75,000 00
Ford City.....	250,000 00
Listowel.....	25,000 00
Riverside.....	50,000 00
Sioux Lookout.....	
Sudbury.....	150,000 00
Tilbury.....	13,600 00
Walkerville.....	340,000 00
	\$903,600 00
Villages	
Beaverton.....	7,000 00
Fergus.....	10,000 00
Point Edward.....	17,196 00
	\$34,196 00

	Amount of bonds guaranteed
	\$ c.
Townships	
Stamford.....	\$100,000 00
Total of	
Cities.....	\$1,585,659 99
Towns.....	903,600 00
Villages.....	34,196 00
Townships.....	<u>100,000 00</u>
	<u>\$2,623,455 99</u>

The City of Ottawa has issued debentures for \$45,000, but has not requested any guarantee of these debentures by the Province.

COST OF ADMINISTRATION.

The cost to the Province of the administration of The Ontario Housing Acts is as follows:

1919 (7 months).....	\$20,536 49
1920.....	28,566 45
1921.....	19,265 07
1922:	
Salaries and other remuneration.....	7,041 74
Contingencies (including travelling expenses).....	3,209 69
	<u>\$78,619 44</u>

The whole of the work has been performed under the direction of the undersigned.

J. A. ELLIS,

Director, Bureau of Municipal Affairs.

January 15th, 1923.

COCHRANE.

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses		Loans, 1922
1922		
2	Four roomed, frame clapboard finish.....	\$5,000 00
2	Five roomed, frame clapboard finish.....	6,000 00
1	Five roomed, brick veneer.....	3,300 00
8	Six roomed, frame clapboard finish.....	25,200 00
1	Six roomed, brick veneer.....	3,500 00
4	Six roomed, solid brick.....	16,000 00
1	Over six rooms, frame clapboard finish.....	3,500 00
1	Over six rooms, brick veneer.....	3,500 00
1	Over six rooms, solid brick.....	3,500 00
21		\$69,500 00

FORD CITY.

HOUSES ERECTED.

“The Municipal Housing Act, 1920.”

No. of Houses		Loans, 1922
1922		
1	Five roomed, frame clapboard finish.....	\$3,000 00
2	Five roomed, brick veneer.....	8,000 00
4	Five roomed, solid brick.....	14,500 00
4	Six roomed, solid brick.....	18,000 00
1	Over six rooms, solid brick.....	3,500 00
12		\$47,000 00

HAMILTON.

HOUSES ERECTED.

“The Ontario Housing Act, 1919.”

No. of Houses		Loans, 1922
1922		
3	Six roomed, solid brick.....	\$12,850 00

KAPUSKASING.

HOUSES ERECTED.

“The Ontario Housing Act, 1919.”

No. of Houses		Loans, 1922
1922		
28	Four roomed, frame clapboard finish.....	\$91,937 00
4	Five roomed, frame clapboard finish.....	14,000 00
6	Six roomed, frame clapboard finish.....	25,334 00
1	Over six rooms, frame clapboard finish.....	4,000 00
39		\$135,271 00

The Spruce Falls Housing Corporation is constructing the above houses.

LEAMINGTON.

HOUSES ERECTED.

“The Ontario Housing Act, 1919.”

No. of Houses		Loans, 1922
1922		
1	Six roomed, frame clapboard finish.....	\$3,500 00

LISTOWEL.

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses 1922		Loans, 1922
1	Over six rooms, frame clapboard finish.....	\$3,000 00
4	Over six rooms, brick veneer.....	16,000 00
1	Over six rooms, solid brick.....	4,000 00
6		\$23,000 00

POINT EDWARD.

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses 1922		Loans, 1922
1	Five roomed, frame clapboard finish.....	\$3,200 00
4	Six roomed, frame clapboard finish.....	14,000 00
5		\$17,200 00

RIVERSIDE.

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses 1922		Loans, 1922
4	Five roomed, frame clapboard finish.....	\$14,000 00
1	Five roomed, brick veneer.....	3,000 00
7	Five roomed, solid brick.....	31,000 00
2	Six roomed, brick veneer.....	8,000 00
9	Six roomed, solid brick.....	39,500 00
1	Over six rooms, frame clapboard finish.....	2,500 00
24		\$98,000 00

SANDWICH.

HOUSES ERECTED.

"The Ontario Housing Act, 1919."

No. of Houses 1922		Loans, 1922
2	Five roomed, brick veneer.....	\$7,600 00
1	Six roomed, brick veneer.....	4,500 00
3		\$12,100 00

SARNIA.

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses 1922		Loans, 1922
2	Five roomed, frame clapboard finish.....	\$7,000 00
12	Six roomed, frame clapboard finish.....	42,000 00
1	Six roomed, brick veneer.....	4,000 00
15		\$53,000 00

SIOUX LOOKOUT.

HOUSES ERECTED.

"The Ontario Housing Act, 1919."

No. of Houses 1922		Loans, 1922
3	Six roomed, brick veneer.....	\$9,000 00

SIOUX LOOKOUT.

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses 1922		Loans, 1922
1	Six roomed, brick veneer.....	\$3,000 00

STAMFORD TOWNSHIP.

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses 1922		Loans, 1922
1	Four roomed, frame clapboard finish.....	\$2,800 00
2	Five roomed, frame clapboard finish.....	7,000 00
2	Five roomed, brick veneer.....	6,000 00
3	Six roomed, frame clapboard finish.....	10,000 00
2	Six roomed, brick veneer.....	8,000 00
1	Over six rooms, frame clapboard finish.....	2,000 00
11		\$35,800 00

STRATFORD.

HOUSES ERECTED.

"The Ontario Housing Act, 1919."

No. of Houses 1922		Loans, 1922
4	Five roomed, brick veneer.....	\$13,600 00
4	Six roomed, brick veneer.....	13,200 00
8		\$26,800 00

WELLAND.

HOUSES ERECTED.

"The Ontario Housing Act, 1919."

No. of Houses 1922		Loans, 1922
1	Six roomed, frame clapboard finish.....	\$3,000 00
1	Six roomed, brick veneer.....	3,200 00
2	Six roomed, solid brick.....	8,500 00
4		\$14,700 00

WINDSOR.

HOUSES ERECTED.

"The Ontario Housing Act, 1919."

No. of Houses 1922		Loans, 1922
16	Five roomed, solid brick.....	\$64,000 00
2	Six roomed, brick veneer.....	7,000 00
22	Six roomed, solid brick.....	87,500 00
1	Over six rooms, solid brick.....	4,000 00
41		\$162,500 00

WINDSOR

HOUSES ERECTED.

"The Municipal Housing Act, 1920."

No. of Houses 1922		Loans, 1922
1	Six roomed, frame clapboard finish.....	\$3,500 00
1	Six roomed, brick veneer.....	4,000 00
6	Six roomed, solid brick.....	27,000 00
1	Over six rooms, solid brick.....	4,500 00
9		\$39,000 00